Karen Johnson Davidson County
Batch# 1432676 DEEDWARR
06/11/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20260611-0052993

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$219,900.00**

Subscribed and sworn to before me this 9th day of June, 2026.

Notary Public **Affiant**

My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joseph Gifford **6680 Charlotte Pike** **Nashville, TN 37209**	**United Wholesale Mortgage** **700 South Blvd East** **Pontiac, MI 48341**	**102-07-0A-102.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael Scott Gifford, Trustee of Michael Scott Gifford Living Trust dated August 24, 2020**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joseph Gifford, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land located in the Third Civil District of Wilson County, Tennessee, described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No.H-7 of West Meade Condominium N/K/A Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium N/K/A Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; in Instrument No. 20120724-0065040 (changing the name); and Scriveners Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said in Register's Office, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium N/K/A Avenue Nashville West, Inc., for placement of Units. of record in Book 5200, Page 430, said Register's Office, for more complete identification and description of such Unit.

Being the same property conveyed to Jaxson Deno by Warranty Deed from Bahya Joudie, a married woman of record in Instrument No. 20220801-0087246 Register's Office for Davidson County, Tennessee, dated July 28, 2022 and recorded on August 01, 2022.

Being the same property conveyed to Michael Scott Gifford, Trustee, Michael Scott Gifford Living Trust by Warranty Deed from Jaxson Deno, unmarried of record in Instrument No. 20260123-0005745 Register's Office for Davidson County, Tennessee, dated January 22, 2026 and recorded on January 23, 2026 and Affidavit of Scrivener's error recorded on February 25, 2026 in Instrument No. 20260225-0014959 and Affidavit of Scrivener's error recorded on February 25, 2026, in Instrument No. 20260225-0014960.

This is ( ) unimproved (X) improved property known as: 6680 Charlotte Pike, Nashville, TN 37209

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of June, 2026.

Michael Scott Gifford Living Trust dated August 24, 2020

By: Michael Gifford

Michael Scott Gifford, Trustee

STATE OF Virginia
COUNTY OF Hanover

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Scott Gifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Michael Scott Gifford Living Trust dated August 24, 2020 and is authorized by the Trust to execute this instrument on behalf of the trust.

NOTARY PUBLIC
My Commission Expires: 08/30/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary Services LLC using online audio/video communication

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/8/2026 [DATE].

AFFIANT SIGNATURE

6/11/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 11th day of June, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

